WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130022648 DEEDWARR
Recvd: 03/20/13 09:35 2 pgs
Fees: 13.00 Taxes: 1376.40

20130320-0027504

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$372,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2013.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James A. Diazbarriga	Navy Federal Credit Union	**Map 160-06-0, Parcel 013.00**
813 Forest Hills Drive	P.O. Box 3340	
Nashville, TN 37220	Merrifield, VA 22119-3340	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lori Bender Woodward, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James A. Diazbarriga, a married man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot no. 200 on the Plan of Oak Hill Estates, Section One, of record in Book 3700, pages 118-120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to E. Chadwell Core and wife, Lori B. Core, and Harvey W. Bender, Jr., married, by Deed from Robert Davy Mabry and wife, Karen Diane Mabry, dated November 13, 1995, of record in Book 9883, page 139, said Register's Office. The said Harvey W. Bender, Jr. further conveyed a 17.72% undivided interest to Elliott Chadwell Core and wife, Lori Bender Core, by Quitclaim Deed, dated December 28, 1998, of record in Book 11270, page 702 and an additional 17.72% undivided interest by Quitclaim Deed, dated January 3, 1999, of record in Book 11279, page 763, said Register's Office. Harvey W. Bender, Jr. further conveyed his remaining interest to Elliott Chadwell Core and wife, Lori Bender Core by Quitclaim Deed, dated December 26, 2000, of record in Instrument No. 20010112-0003835, said Register's Office. The said Elliott Chadwell Core, Jr., died January 14, 2007, and title vested in Lori Bender Core as surviving tenant by the entirety. Lori Bender Core has since remarried and is now known as Lori Bender Woodward.

E. Chadwell Core being one and the same person as Elliott Chadwell Core and Elliott Chadwell Core, Jr.

Lori B. Core being one and the same person as Lori Bender Core and Lori Bender Woodward.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The property conveyed herein is not the place of residence of the Grantor's spouse.

This is improved (_X__) Unimproved (____) property, known as: **813 Forest Hills Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **14th** day of **March, 2013.**

Lori Bender Woodward

Lori Bender Woodward

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Lori Bender Woodward,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **March, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17